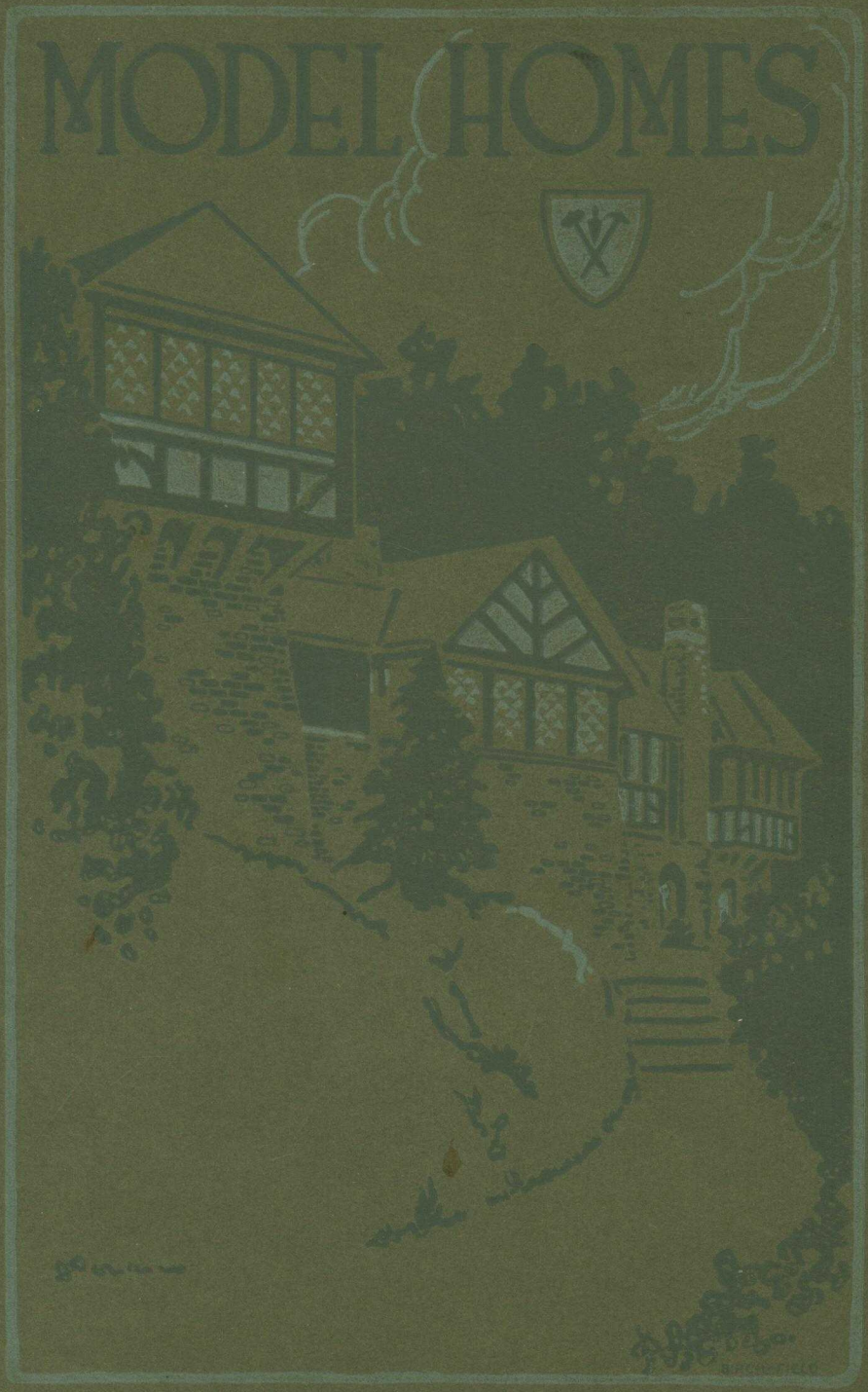
MODEL HOMES



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CATALOGUE
of
COUNTRY
and
CITY HOMES

Of Fireproof and Semi-Fireproof Construction

Standard Buildings
Inc.
70 East 45th Street
New York

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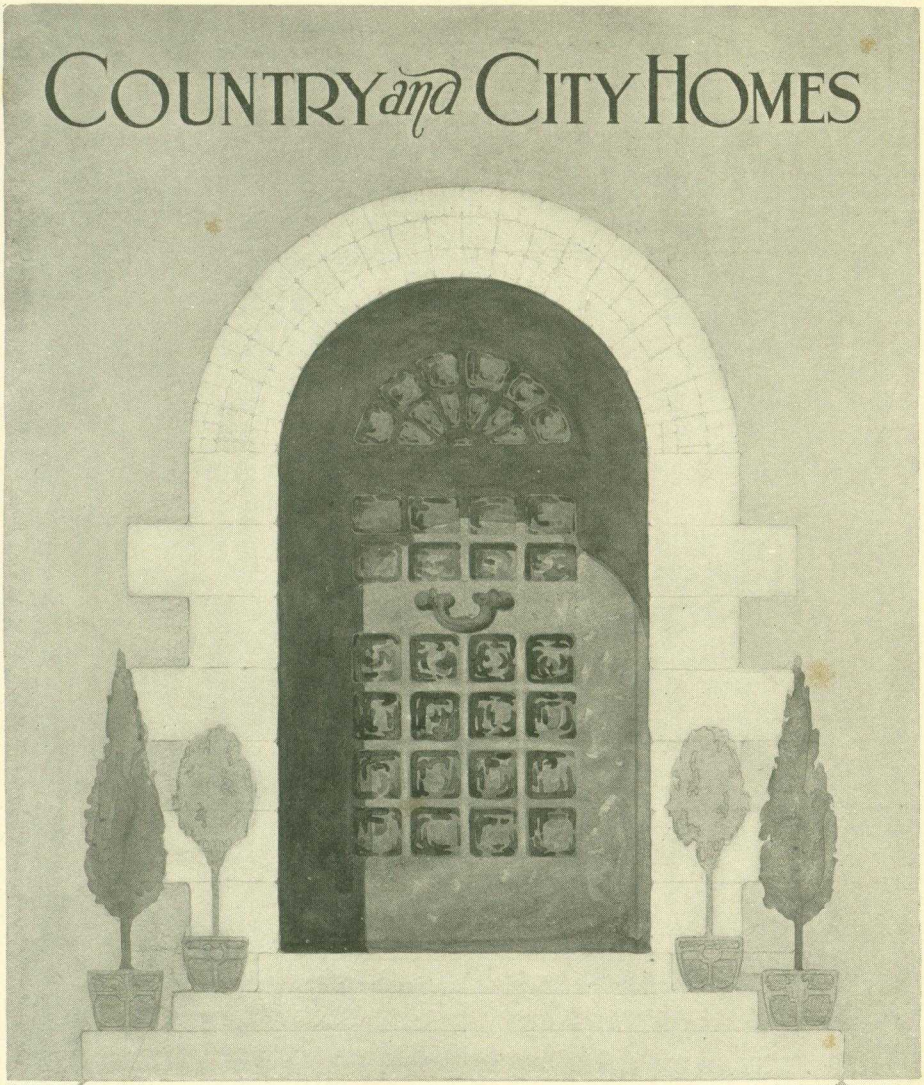
COUNTRY and CITY HOMES



from

PERFECTED (STANDARDIZED) PLANS

Designed *by* Architects
Executed *by* Engineers
and placed upon your Lot
at a Fixed Cost *and* Time
without Extras *or* Delays

by

STANDARD BUILDINGS INC

70 EAST 45th ST NEW YORK

FOREWORD

THE Standard Buildings, Inc., undertakes the management of the entire operation of erecting buildings, including the financing, designing and construction, and delivers them to the owner at a fixed price, and at a fixed time, with no extras and no postponements; or where desired, the company will furnish any portion of the above services, either supplying the plans, specifications and terra cotta blocks; or the plans and specifications for the entire building, and the fireproof shell erected; or the plans, specifications and all materials, including masonry, carpentry, plumbing, heating and lighting, but no labor, so that:

REAL ESTATE OPERATORS may purchase any number of houses to be delivered complete at a fixed price and time on the lots which they signify;

LARGE INDUSTRIAL CORPORATIONS can purchase any required number of workmen's houses to be located near new plants;

INDIVIDUALS can purchase a complete house, or they can purchase the drawings and materials and contract locally for the labor;

CONTRACTORS can purchase the entire plans and specifications and the completed fireproof shell, performing the remainder of the work themselves.

These buildings are constructed of Natco Hollow Tile walls, covered with brick veneer or stucco on the outside and plaster on the inside, and either terra cotta interior partitions and combination hollow tile and reinforced concrete floors, or frame interior partitions and wooden floor beams, as the owner may select.

We employ experts in each branch of our building operations, the price of whose services, were they obtained for any one of our buildings alone, would be prohibitive. It is the numbers that produce the economy.

The unique feature of the Standard Buildings Inc., is the standardization of its plans and the selection for this purpose from hundreds of houses, those which have proved most satisfactory and economical, and which are adapted to construction in a fireproof or semi-fireproof manner. The building desired can be selected from our catalogue, and its total cost, including architects' and builders' commissions, known in advance, and this company stands ready to guarantee the cost and time of completion.

There is usually a large discrepancy between the advertised price of the buildings, whose pictures appear in semi-architectural magazines, and the actual cost of construction. *We guarantee* the prices quoted to our clients and are ready to reproduce the buildings at those figures.

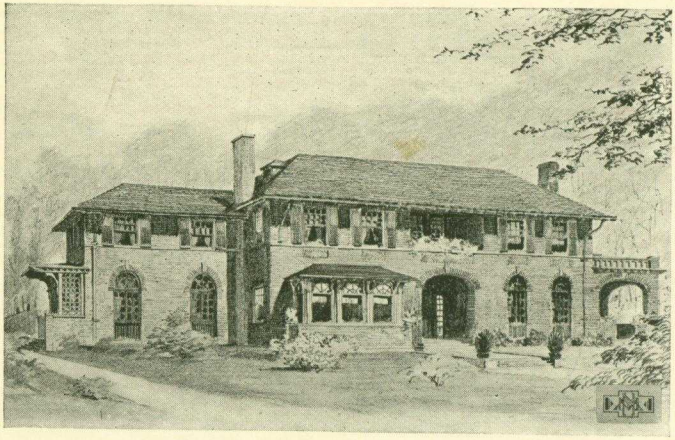
PRICES

The prices quoted in this catalogue will be the minimum and maximum cost of the houses. An exact figure will be quoted when surrounding conditions and location are known, or if the owner prefers, the house will be erected for him at the net cost plus a fixed percentage, with a guarantee not to exceed a maximum price.

Prices are based on the assumption that the municipal authorities will permit the form of construction described, that it will be erected within a radius of thirty miles from New York, and a distance from the nearest freight station not exceeding one mile over good roads, and that excavations will be through earth. Variations from the above conditions that increase the cost of the work will be charged for accordingly.

NEW DESIGNS

We are constantly adding new designs to our list, and we invite intending purchasers of homes to write for these if the plans in this catalogue do not entirely satisfy them.



No. 100

ITALIAN RESIDENCE

Fireproof House, Natco Tile Walls and Floors, brick exterior. Living room, hall, dining room, billiard room, lavatory, kitchen, butler's pantry, servants' dining room and cold closet on first floor.

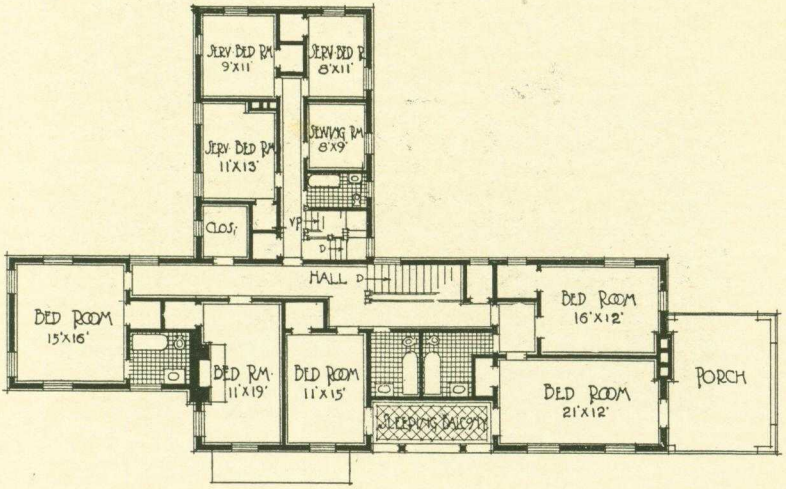
Five master's bedrooms, three master's baths and sleeping balcony, also living rooms, three servants' bedrooms and one servants' bath on second floor.

Store rooms in attic. Large veranda and servants' porch on first floor. Laundry, servants' toilet, vapor heating and coal rooms in cellar.

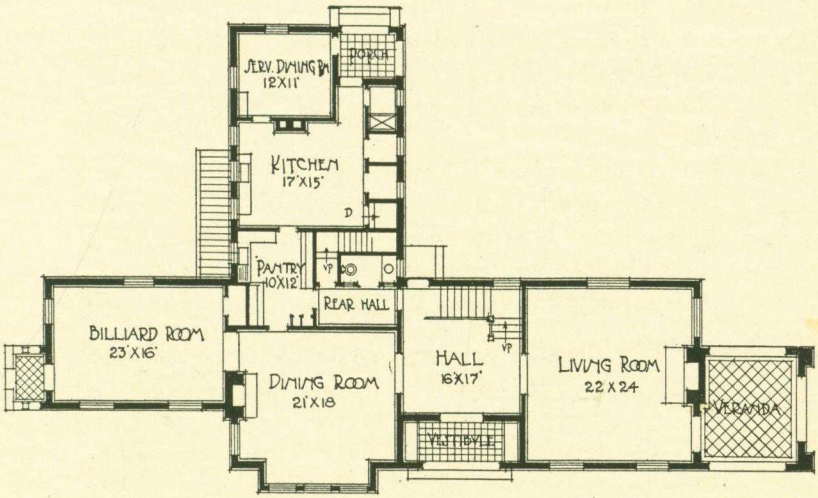
Electric wiring and piping for gas range.

Cost, $25,000 to $28,000.

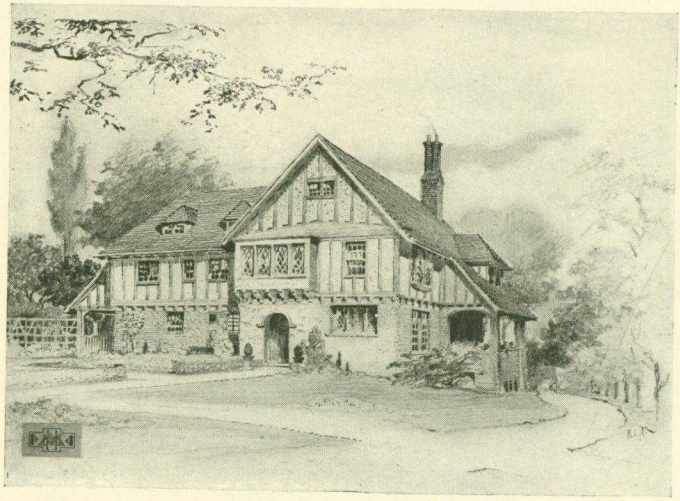
This house is very effective in rough red brick and dark slate roof. It should front, if possible, toward the South, as this would bring sunlight into all the principal rooms and sleeping balcony. The rooms at the right on the second floor are so arranged that by shutting a single door privacy is obtained for the owner's suite of two bedrooms, bath and sleeping balcony.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



No. 150

ENGLISH MANOR HOUSE

Natco Tile walls and bearing partitions, wooden floor beams, brick first floor exterior, stucco and half timber above.

Living room, reception room, hall, dining room, butler's pantry and kitchen on the first floor.

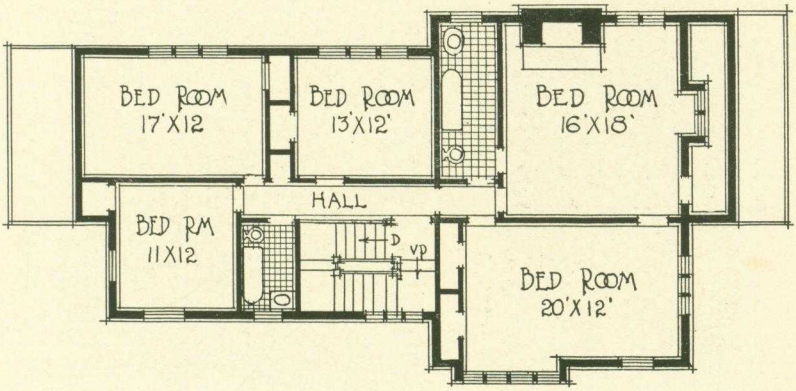
Five master's bedrooms and two baths on second floor; two servants' bedrooms and servants' bathroom on the third floor.

Veranda and servants' porch on first floor. Laundry, steam heating and coal rooms in cellar.

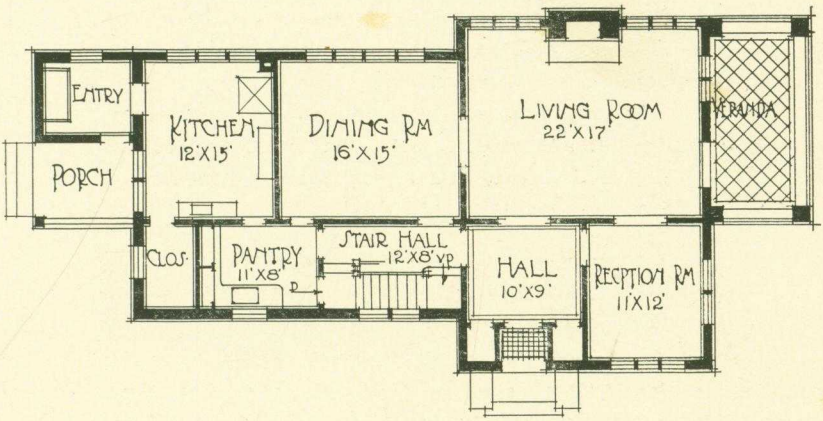
Electric wiring and piping for gas range.

Cost, $15,200 to $17,150.

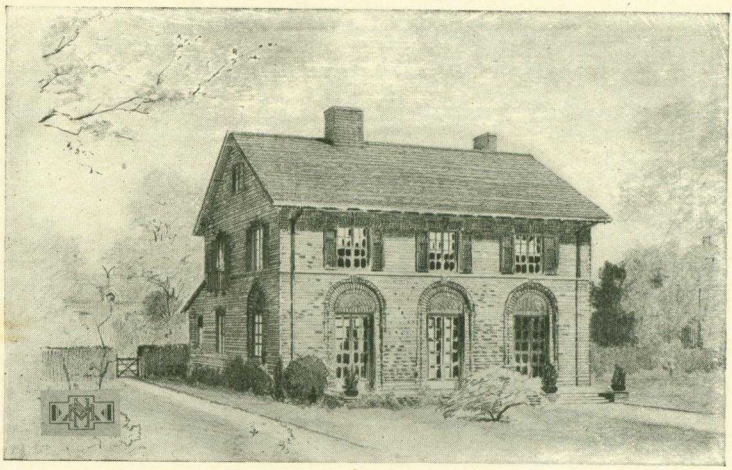
The first story of this house should be dark red rough brick laid with wide joints; the second story and gables very dark timber work and light Stucco with roof of variegated slate. As the principal rooms and veranda are on the rear, this house is recommended for a lot that faces North, but has a desirable view in the rear. This house could also be placed sideways on a narrower lot that faces West, since there is no objection to having the entrance at the side.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



No. 153

ITALIAN HOUSE

Natco Tile walls, brick exterior, wooden floor beams, hall, living room, dining room, butler's pantry, kitchen on first floor.

Four master's bedrooms and bath on second floor.

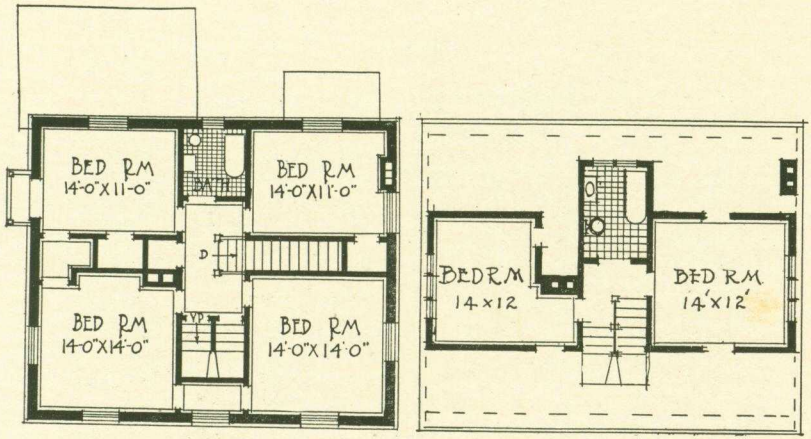
Two servants' rooms and servants' bath on third floor.

Veranda and servants' porch on the first floor. Laundry, servants' toilet, hot air heating and coal rooms in cellar.

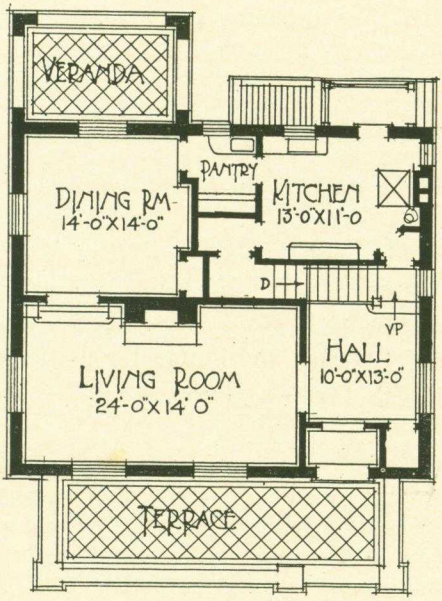
Electric wiring and piping for gas range.

Cost, $9,500 to $10,500.

The dignity of this house with its unbroken roof lines is one of its charms. The entrance is practically through one of the terrace windows. Every room is a corner room and well shaped. The house is very effective with red brick laid with wide joints and dark slate roof and shows its best, facing East or South.



SECOND AND THIRD FLOOR PLANS



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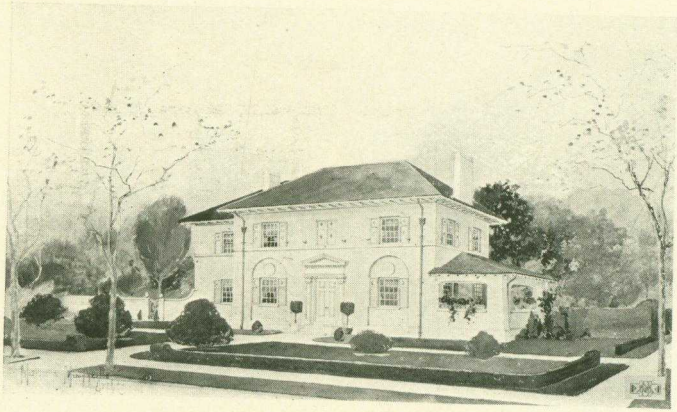


No. 155

ITALIAN VILLA

Natco Tile walls and bearing partitions, wooden floor beams, stucco exterior. Living room, hall, dining room, butler's pantry and kitchen on first floor.

Four master's bedrooms and bath on second floor.

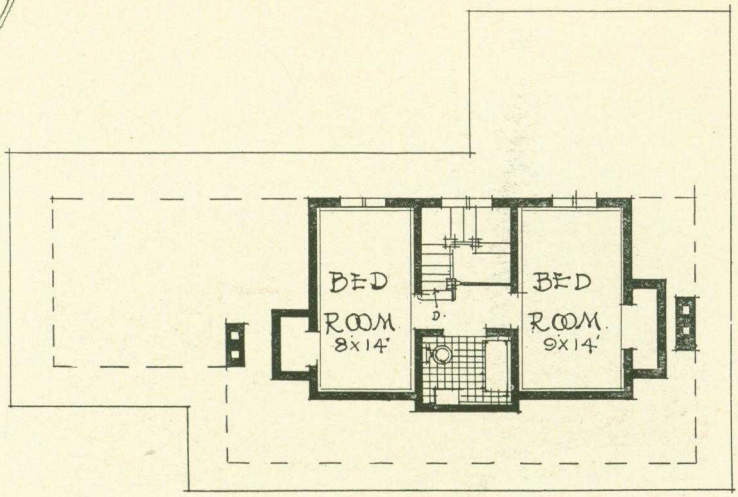
Two servants' bedrooms and bath on the third floor. Veranda and servants' porch on first floor.

Laundry, servants' toilet, steam heating and coal rooms in cellar.

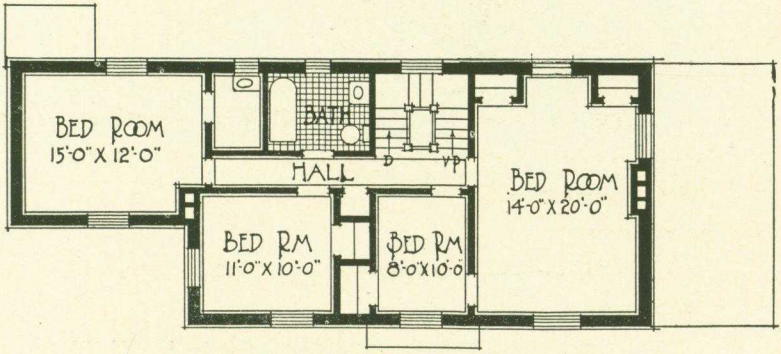
Electric wiring and piping for gas range.

Cost, $9,600 to $10,800.

This villa will look best in very light Stucco and red roof with blinds pale green. The rooms will be well lighted, no matter what direction the house faces, but it should be placed on a wide lot.



THIRD FLOOR PLAN



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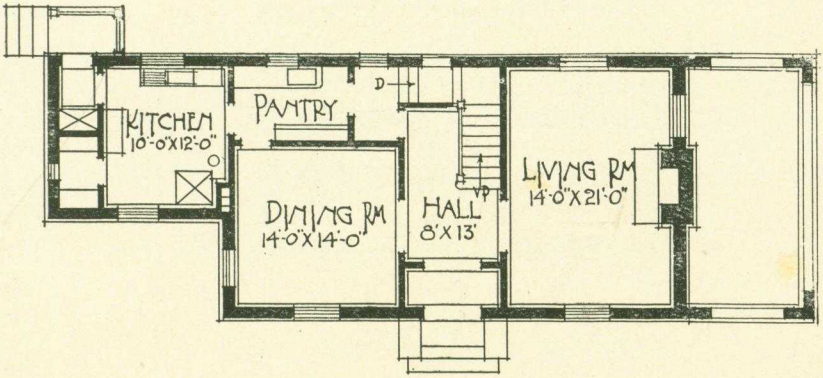

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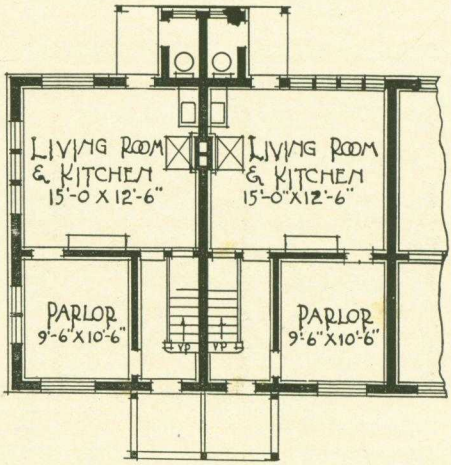

FIRST FLOOR PLAN

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Cost, $1,600 to

70

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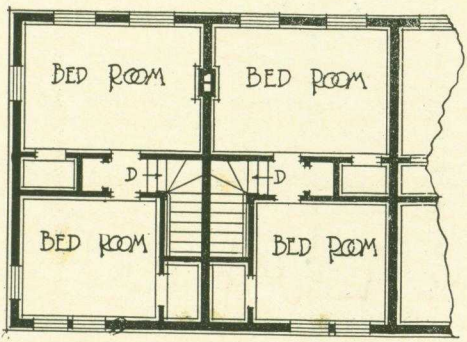

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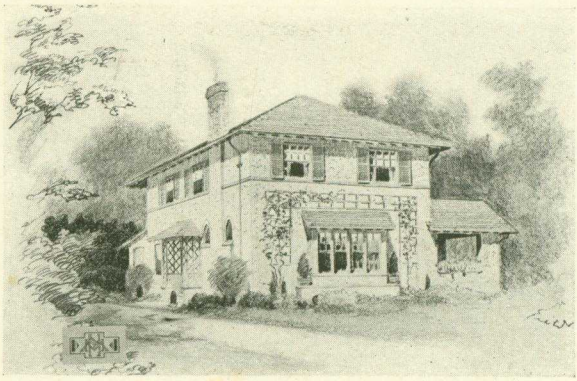


No. 158

ITALIAN VILLA

Natco Tile walls and bearing partitions, wooden floor beams, stucco exterior. Hall, living room, dining room, butler's pantry and kitchen on first floor.

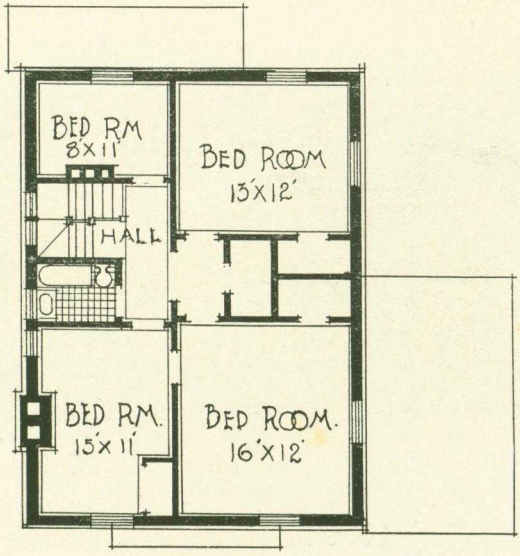
Four bedrooms and bath on second floor. Storage space in attic.

Veranda and servants' porch on first floor. Laundry, hot air heating and coal rooms in cellar.

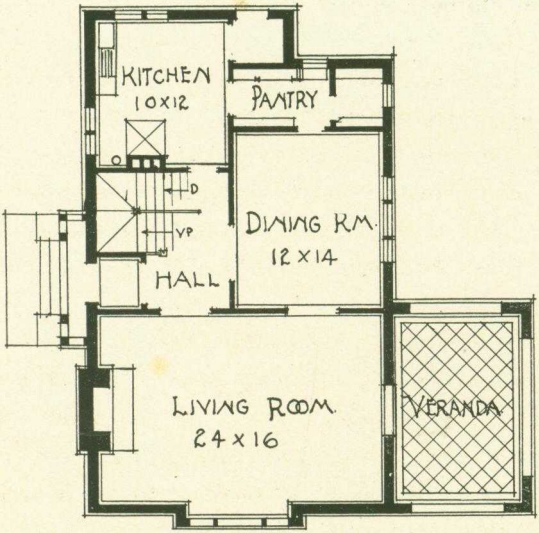
Electric wiring and piping for gas range.

Cost, $6,500 to $8,000.

We have here an exceptionally good plan for a small house. The living room is unusally large and will comfortably hold a grand piano, large bookcases, centre table or other living room furniture. The house is effective with white Stucco, red or pale green roof and green blinds.



SECOND FLOOR PLAN



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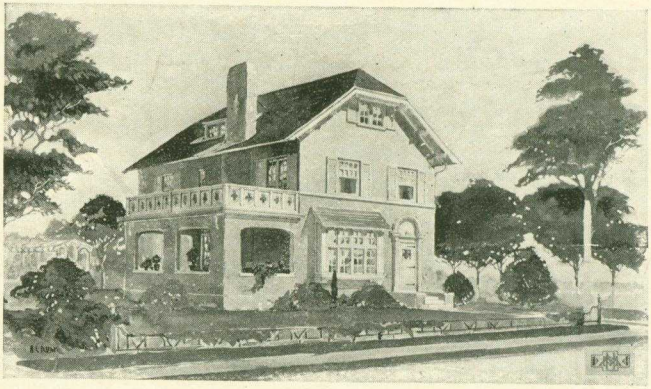


No. 160

ENGLISH SUBURBAN HOUSE

Natco Tile fireproof house, stucco exterior, living room, hall, dining room, butler's pantry, kitchen on first floor.

Four master's bedrooms and bathroom on second floor.

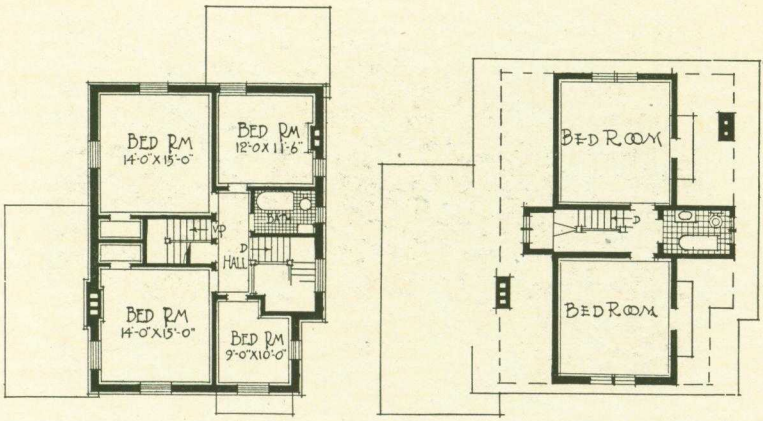
Two servants' bedrooms and bathroom on third floor.

Downstairs veranda glass enclosed with fireplace, and servants' porch on the first floor. Laundry, servants' toilet, steam heating and coal rooms in cellar.

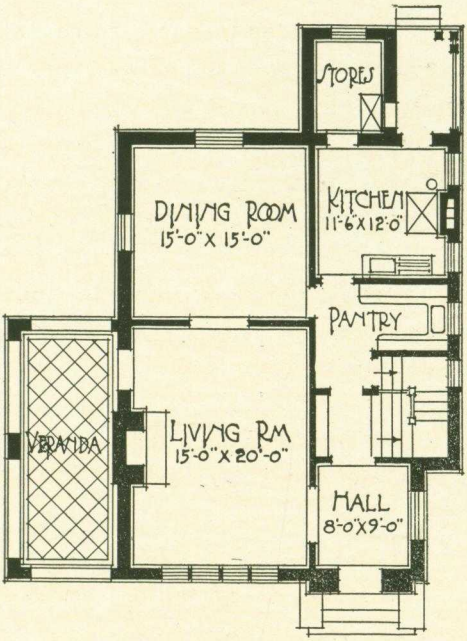
Electric wiring and piping for gas range.

Cost, $9,600 to $10,800.

This is a compact and economical plan with unusually large rooms for the size of the house. It is most effective when facing East.



SECOND AND THIRD FLOOR PLANS



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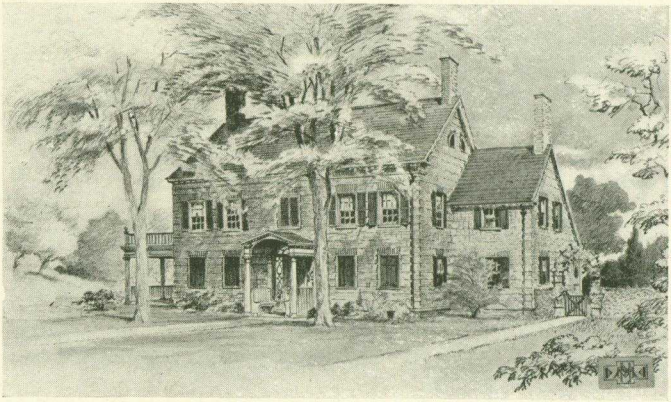


No. 170

GEORGIAN HOUSE

Natco Tile walls and bearing partitions, brick exterior, wooden floor beams. Living room, hall, dining room, butler's pantry, kitchen and laundry on first floor.

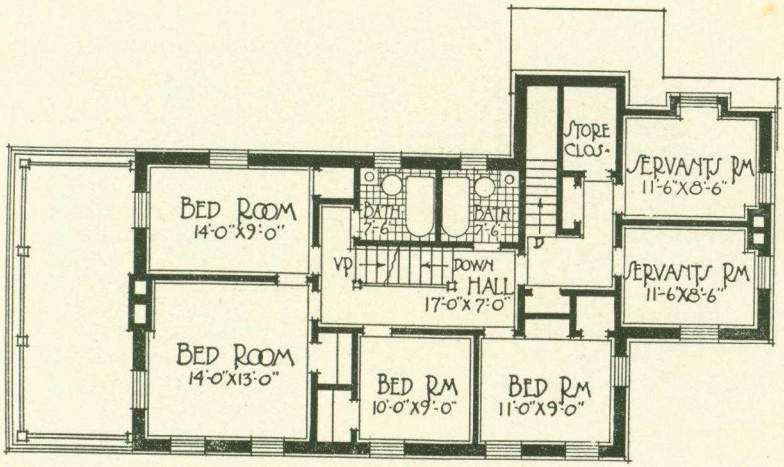
Four master's bedrooms, two servants bedrooms and two baths on the second floor. Storage space and attic.

Veranda and servants' porch on the first floor. Servants' toilet, hot air heating and coal rooms in the cellar.

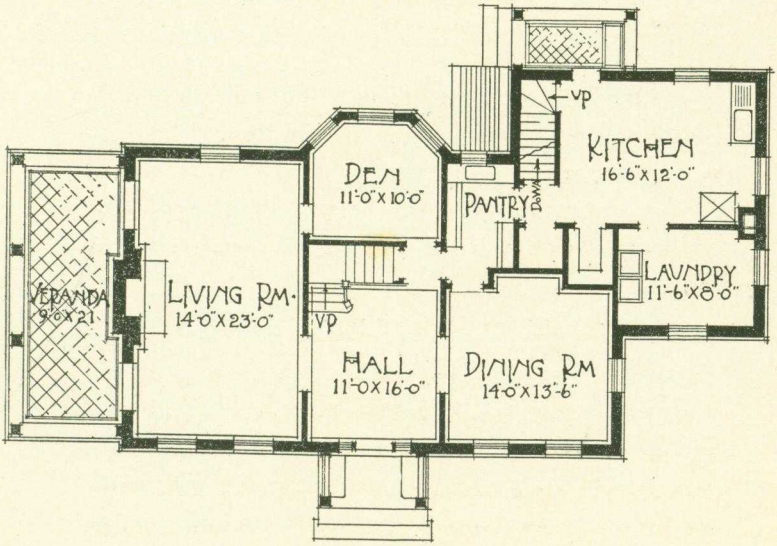
Electric wiring and piping for gas range.

Cost, $9,000 to $10,200.

This fine example of Georgian (Colonial) architecture is of red brick exterior with white Stucco, trimmings and green slate roof. The house has an exceptional number of rooms considering its size. It should face South if possible.



SECOND FLOOR PLAN



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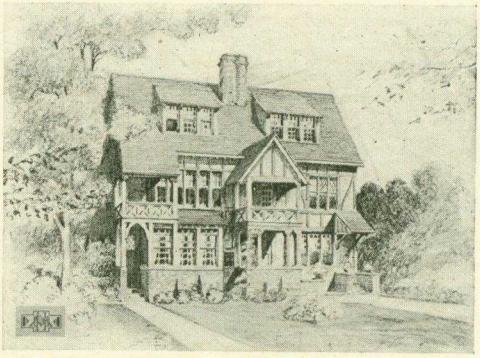


No. 300

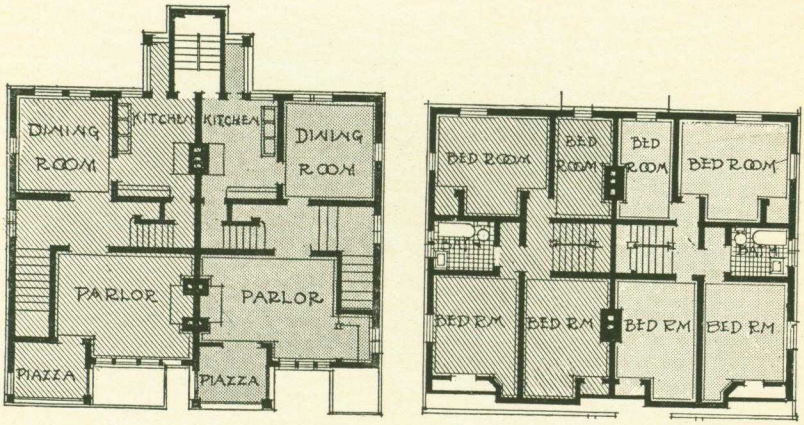
THREE FAMILY SUBURBAN RESIDENCE

Natco Tile walls and bearing partitions, wooden floor beams, brick and stucco exterior, each apartment containing hall, living room, dining room, kitchen, two with four bedrooms and bath, one with three bedrooms and bath, each with a separate veranda and separate street entrance, also separate cellar space and furnace.

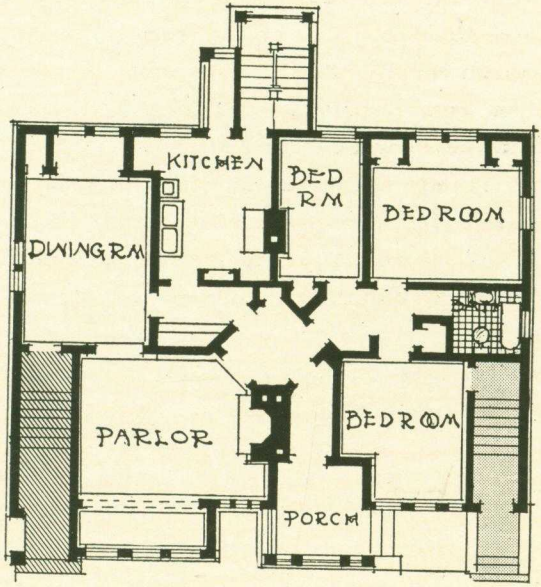
Electric wiring and piping for gas range.

Cost, $12,000 to $15,000.

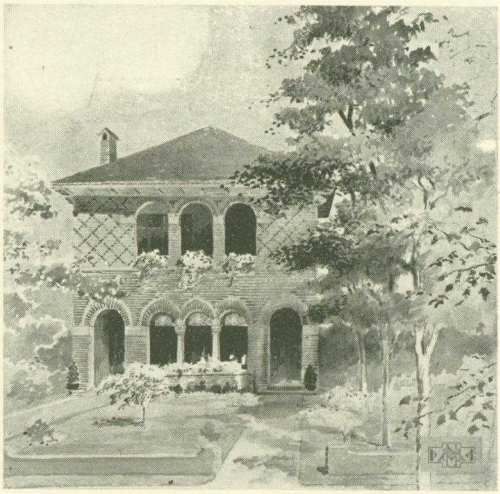
This half timber building brings the greatest return on a suburban investment where the price of the land is too high to warrant the building of individual houses, but where there is no demand for houses built in a block. Each family living in this house has both the privacy of a separate house and the advantages of an apartment.



SECOND AND THIRD FLOOR PLANS



FIRST FLOOR PLAN



No. 330

TWO FAMILY SUBURBAN APARTMENT HOUSE

Natco Tile walls and bearing partitions, wooden floor beams, brick exterior.

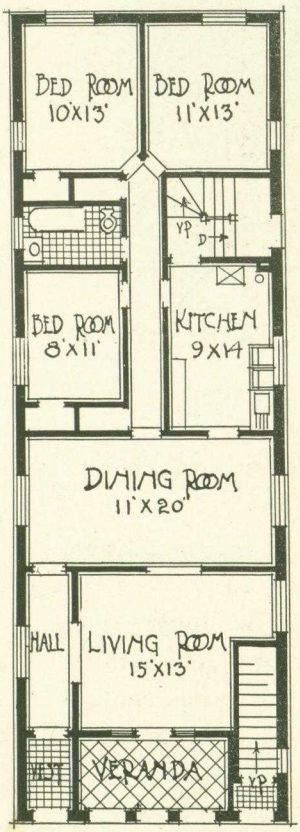
Each apartment contains hall, living room, dining room, kitchen, three bedrooms and bath.

Each apartment has separate veranda and separate street entrance, also separate cellar space and separate hot air furnace.

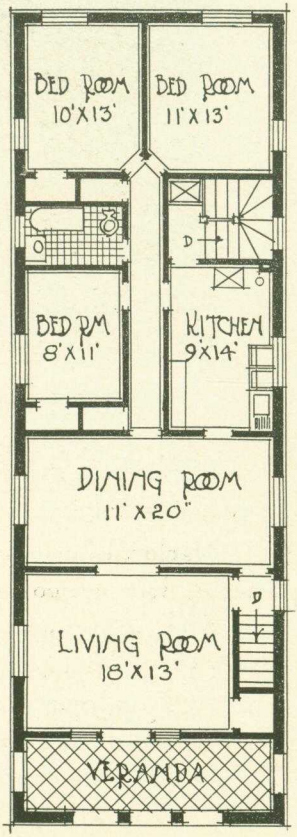
Electric wiring and piping for gas range.

Cost, $10,500 to $13,500.

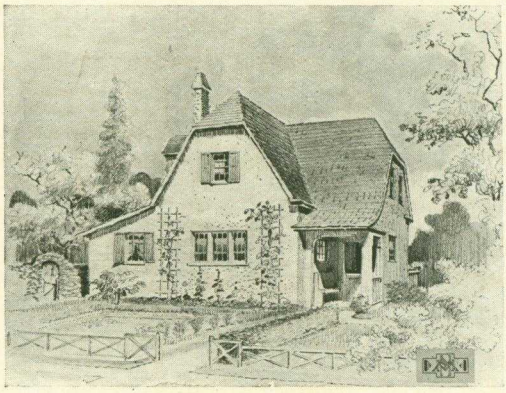
This house is adaptable to suburban districts where only 25' or 30' lots are available. Frequently the owner lives in one of the apartments and rents the other at a price that pays the interest of his entire investment thus giving him his rent free.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



No. 360

WORKMEN'S COTTAGE

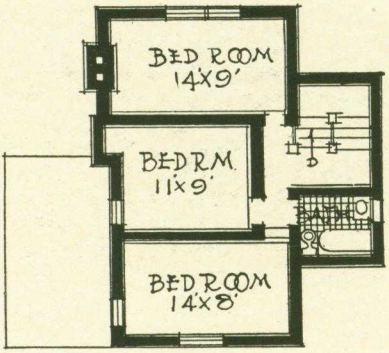
Natco Tile exterior walls, covered with stucco, wooden floor beams and partitions.

Parlor, combination kitchen and living room, scullery and bedroom on first floor.

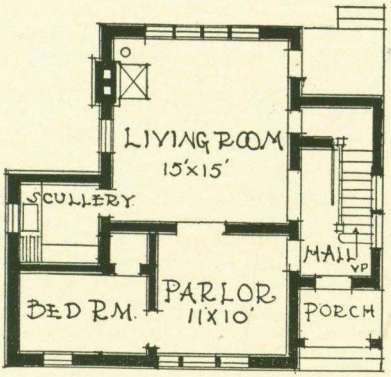
Three bedrooms and bath on second floor, porch on first floor, but no cellar.

Cost, $3,500 to $4,500.

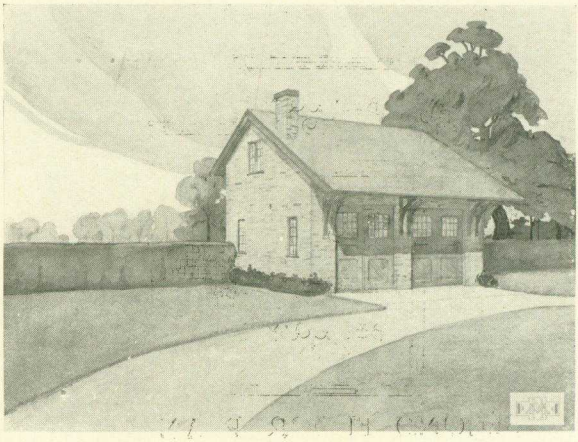
This cottage follows the methods of planning of an English workingman's house. It is what is known as a "One Fire House," a single stove being all that is necessary for cooking and heating. The cooking is done in the living room, while the preparing of the meals and the dish-washing is religated to the "scullery". There is no cellar.



SECOND FLOOR PLAN



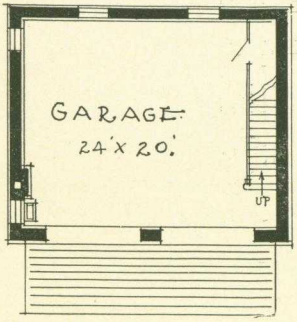
FIRST FLOOR PLAN



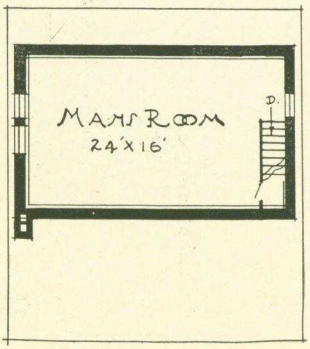
No. 400

TWO CAR GARAGE

Fireproof, stucco exterior, concrete floor.
Room for two cars. Man's room above.
Cost, $2,000 to $2,500.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LX. 2
11/2015
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